

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lowell

State: MA

PJ's Total HOME Allocation Received: \$17,237,156

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	100.00 %	95.20 %	1	94.94 %	100	100	
% of Funds Disbursed	91.73 %	88.78 %	6	84.35 %	80	77	
Leveraging Ratio for Rental Activities	1.45	7.72	18	4.59	18	22	
% of Completed Rental Disbursements to All Rental Commitments***	91.57 %	90.33 %	12	81.38 %	46	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.69 %	73.01 %	10	68.05 %	53	51	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.45 %	80.97 %	6	79.65 %	69	63	
% of 0-30% AMI Renters to All Renters***	61.96 %	49.15 %	5	44.76 %	85	80	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.59 %	95.61 %	16	94.31 %	21	19	
Overall Ranking:			In State:	11 / 19	Nationally:	57 58	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,110	\$25,436		\$25,245	255 Units	22.30 %	
Homebuyer Unit	\$8,914	\$15,891		\$14,395	760 Units	66.40 %	
Homeowner-Rehab Unit	\$21,549	\$14,722		\$20,186	89 Units	7.80 %	
TBRA Unit	\$2,551	\$3,644		\$3,142	41 Units	3.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lowell MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State: *
National: **

Rental

\$54,953
\$140,514
\$88,539

Homebuyer

\$81,504
\$97,764
\$71,594

Homeowner

\$24,969
\$22,481
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	50.2	51.5	57.5	63.4
Black/African American:	8.0	9.9	14.9	7.3
Asian:	4.0	3.0	9.2	9.8
American Indian/Alaska Native:	0.0	2.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	2.4
Asian/Pacific Islander:	2.8	8.9	5.7	0.0

ETHNICITY:

Hispanic	34.7	23.4	12.6	17.1
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HOUSEHOLD SIZE:

1 Person:	38.2	20.7	16.1	39.0
2 Persons:	23.5	14.4	19.5	12.2
3 Persons:	18.7	22.6	21.8	17.1
4 Persons:	7.6	19.9	23.0	14.6
5 Persons:	7.2	14.0	12.6	12.2
6 Persons:	3.2	5.3	5.7	2.4
7 Persons:	1.2	2.1	0.0	2.4
8 or more Persons:	0.4	0.9	1.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.5	26.0	18.4	22.0
Elderly:	11.6	3.4	21.8	22.0
Related/Single Parent:	41.4	24.5	19.5	39.0
Related/Two Parent:	8.4	42.5	39.1	14.6
Other:	3.2	3.6	1.1	2.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.3	3.3 [#]
HOME TBRA:	4.8	
Other:	33.9	
No Assistance:	29.1	

of Section 504 Compliant Units / Completed Units Since 2001 26

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lowell State: MA Group Rank: 57
(Percentile)
State Rank: 11 / 19 PJs Overall Rank: 58
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	91.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	73.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	90.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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